

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED DISPOSITION OF DISPOSITION PARCEL L-35
WASHINGTON PARK URBAN RENEWAL AREA
PROJECT NO. MASS. R-24

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Washington Park Urban Renewal Area, Project No. Mass. R-24 hereinafter referred to as the "Project Area" has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, creed or national origin; and

WHEREAS, Stephen P. Bingham has expressed a desire to purchase Disposition Parcel L-35 in the Washington Park Project Area for the purpose of constructing a restaurant;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Stephen P. Bingham be and hereby is tentatively designated as Redeveloper of Disposition Parcel L-35 subject to the following:
 - a. submission within forty-five (45) days of preliminary plans indicating the proposed landscaping, ingress and egress, and number of parking spaces.
 - b. submission of evidence of the availability of necessary funds within forty-five (45) days in a form satisfactory to the Authority; such form to indicate both the availability of equity funds and evidence of firm financing commitments from lending institutions.
2. That the disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.
3. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(e) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6604).
4. That this tentative designation is also subject to:
 - a. Concurrence in the proposed disposal transaction by the U. S. Department of Housing and Urban Development; and
 - b. Publication of all public disclosure and issuance of all approvals as may be required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended.

October 28, 1971

M E M O R A N D U M

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TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: WASHINGTON PARK URBAN RENEWAL AREA, MASS. R-24
Tentative Designation of Redeveloper
Disposition Parcel L-35

SUMMARY: This memorandum requests that the Authority tentatively designate Stephen P. Bingham as Redeveloper of Disposition Parcel L-35 in the Washington Park Urban Renewal Area

Disposition Parcel L-35 consisting of 25,469 sq. ft. is located on Warren Street at the corner of Regent Street in the Washington Park Urban Renewal Area. The site is adjacent to Warren Gardens Housing and one block from the Roxbury Civic Center and Boys Club at Dudley Square. The Authority has already acquired and cleared the entire parcel, which was formerly occupied by the Warren Apartments building.

Mr. Stephen P. Bingham has submitted a proposal for the development of Parcel L-35 as a commercial site with construction of a small restaurant, specializing in serving fried chicken to be locally owned and operated by Mr. Bingham and his brother Mr. George Bingham.

Mr. Bingham's initial proposal for Parcel L-35 was to construct and operate a franchise restaurant in the "ALL-PRO CHICKEN" chain. However, the redevelopers success in securing local financing and his experience in food service operation have encouraged him to develop his own restaurant independent of any franchise affiliation. We are in favor of this decision and our Urban Design staff are working with Mr. Bingham and his architect, Mr. Richard Carr, to design a building and site plan which we feel are superior to the usual food franchise proposals. The site plan has been designed in particular, to afford necessary screening for nearby housing, and to improve building appearance on both the Warren and Regent Street exposure.

The restaurant will provide tables inside for a dining capacity of 39 people. Parking spaces will be provided for 20 cars. The restaurant will have food to take out, but customers will not be served in their cars. Mr. Bingham plans to explicitly prohibit the consumption of food in the parking lot and in open areas adjacent to the store. The proposed food packaging systems should help to discourage eating in cars as the food is sold only in servings appropriate for the tables provided inside or in bulk containers for take home consumption.

Stephen Bingham intends to employ four (4) co-managers to assure that responsible supervisory personnel will always be present to supervise the maintenance and operation of this business which will employ a total of up to 20 people.

The Developer, aware that food service businesses are sometimes resented by abutters and neighborhood residents has canvassed in surrounding neighborhoods to determine the suitability of the proposed restaurant on Site L-35. Mr. Bingham has gathered 190 signatures and addresses of Roxbury residents on a petition approving of this development. Over 40 of these signatures are from residents who live immediately adjacent to Site L-35 in the Warren Garden Apartments or within sight of the parcel.

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This site use will necessitate a zoning variance as a portion of the site falls within a restrictive housing zone. Pending approval of this proposal by the Authority, the redeveloper will petition the Zoning Board of Appeals for the necessary variance.

Mr. Bingham intends to finance his development through mortgage financing by the First National Bank of Boston and the Community Development Corporation (C.D.C.) to be secured by the Small Business Administration (S.B.A.). The entire amount necessary for this development \$120,000. is now available and reserved for Mr. Bingham by these agencies.

Mr. Bingham has substantial previous experience in small restaurant and take-out food management. He has attended "Cumberland Farms" and Kentucky Fried Chicken" management schools, and has served in managerial positions for both firms including the "Colonel Sanders" store on American Legion Highway. More recently he has been manager at two sandwich shops in Dorchester.

Parcel L-35 affords Mr. Bingham a chance to capitalize on his experience and create his own business in the Roxbury community, also affording an increase in local job opportunities. Stephen Bingham feels that he can verify through his successful petition and through other business contracts in Roxbury that the Development of this restaurant will be well received in Washington Park and the Roxbury areas.

It is appropriate at this time to tentatively designate Mr. Bingham as Redeveloper of Parcel L-35 so that formal processing of plans and final financing can proceed.

I, therefore, recommend that the Authority tentatively designate Stephen P. Bingham as Redeveloper of Disposition Parcel L-35 in the Washington Park Urban Renewal Area.

An appropriate Resolution is attached.

Attachment

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED PRICES FOR DISPOSITION PARCELS
IN THE CHARLESTOWN URBAN RENEWAL AREA
PROJECT NO. MASS. R-55

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority", has entered into a contract for Loan and Grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state, and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under said Title I including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, the Local Public Agencies carrying out urban renewal projects are required by the Secretary of HUD to certify the existence of certain facts and to issue certain proclamations; and

WHEREAS, on April 29, 1971, Philip G. Tashjian by an appropriate Authority vote, was designated the Staff Reuse Appraiser for "fragment parcels"; and

WHEREAS, on February 25, 1971, by an appropriate Resolution, the Director was authorized to prepare, execute and submit to HUD Reuse Certificate Certificates relative to LPA Staff Appraisal and reuse value of "fragments" of property:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

THAT the following proposed prices are hereby approved and determined to be not less than the fair value of the "fragment" parcels in accordance with the Urban Renewal Plan for the Project Area.

| <u>Disposition Parcels</u> | <u>Recommended Minimum Disposition Price</u> |
|--------------------------------|--|
| R-20d -RR 16 St. Martin Street | \$90 |
| R-20e -RR " " " " | 70 |

